



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA

**November 16, 2004**

**7:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

### **H. Public Hearings:**

**1h. Docket No. 04080056 PP: Villas at Morgan's Creek – Primary Plat**

The applicant seeks to plat a residential subdivision of 11 lots on 6.39 acres. The petitioner also seeks the following subdivision waivers:

**Docket No. 04080057 SW: SCO 6.03.07 – Street Layout & Design Standards**

**Docket No. 04080058 SW: SCO 7.05.07 – Woodlands**

The site is located at 14309 Gray Road. The site is zoned S1/Residence.

Filed by Adam DeHart of Keeler Webb Associates for Covenant Group, LLC.

**2h. Docket No. 04090039 DP/ADLS: 1301 South Range Line Road**

The applicant proposes a new commercial building and associated signage. The site is located at 1301 S. Range Line Road. The site is zoned B-8/Business.

Filed by E. Davis Coots for Fineberg Group LLC.

**3h. Docket No. 04090043 PP: Bella Tara Subdivision**

The applicant proposes 8 residential lots on 8.44 acres. The petitioner also seeks the following subdivision waiver:

**Docket No. 04090044 SW: SCO 6.3.20 Private Streets**

The site is located at the northeast corner of 106<sup>th</sup> and Towne Road. The site is zoned S1/Residential.

Filed by Gary Murray of Mid States Engineering for Brad Walker.

**4h. Docket No. 04100030 DP Amend /ADLS Amend:  
North Meridian Medical Pavilion**

The applicant seeks approval to build a medical office building. The site is located at approximately 12202 North Meridian Street (US 31) and is zoned, B6/Business, within the US 31 Overlay (pending).

Filed by Mike Cook for Lauth Property Group.

**5h. Docket No. 04100031 Z: North Meridian Medical Pavilion**

The applicant seeks to rezone part of lot 9 of Williams Creek Farms from S-2/Residence and B-3/Business Classifications to B-6/Business within the US 31 Overlay. The site is located at approximately 12202 North Meridian Street (US 31).

Filed by Mike Cook for Lauth Property Group.

**6h. Docket No. 04100032 PV: North Meridian Medical Pavilion**

The applicant seeks approval to vacate part of lot 9 within Williams Creek Farms. The site is located at approximately 12202 North Meridian Street (US 31) and is zoned S-2/ Residence in the US 31 Overlay.

Filed by Mike Cook for Lauth Property Group.

**7h. Docket No. 04100026 OA: Patch V - Ordinance Amendment**

The applicant seeks to Amend Chapters 23F: Carmel Drive - Range Line Road Overlay Zone; Chapter 25: Additional Use Regulations; Chapter 25.07: Sign Ordinance; Chapter 26: Additional Height, Yard, and Lot Area Requirements; Chapter 28: Nonconforming Uses & Exemptions; Chapter 29: Administration and Appendix A: Schedule of Uses of the Carmel/Clay Zoning Ordinance.

Filed by the Carmel Department of Community Services.

**Old Business:**

**1i. Docket Nos. 04060035 OA and 04060036 Z: Village of WestClay**

The applicant seeks to amend their PUD ordinance. The applicant also seeks to Rezone 30 acres from S-1/Residence-Estate to PUD-Planned Unit Development.

The site is located at 131st St and Towne Rd.

Filed by Brandon Burke of The Schneider Corp, for Brenwick Development Co.

**2i. Docket No. 04060033 DP/ADLS: 116th/Keystone Retail Shops**

The applicant seeks approval for a retail/office building. The site is located at the northeast corner of 116th St. and Keystone Ave. The site is zoned B-3 within the US 431 Overlay Zone.

Filed by Steve Hardin of Bingham McHale for Eclipse Real Estate.

- 3i. Docket Nos. 04030047 DP/ADLS and 04030048 Z: North Augusta, Sec 1, lots 10pt-11 and Sec 2, Lot 39: My Three Sons Ventures, LLC**  
The applicant proposes a retail building development and rezoning lot 39 from S-1/Residence to Business. The site is located southeast of 97th Street & Michigan Rd. The site is zoned B-2/Business and S-1/Residence within the US 421 Overlay Zone.  
Filed by Chris McComas of Advocati, LLC.
- 4i. Docket No. 04080042 DP Amend/ADLS: Kentucky Fried Chicken/Long John Silver's**  
The applicant proposes to construct a fast food restaurant building. The site is located at 1331 S. Range Line Road. The site is zoned B-8/Business.  
Filed by Ryan Oyster of the GPD Group.
- 5i. Docket No. 04080060 DP/ADLS: 116th Street Centre**  
The applicant proposes to construct two mixed-use office/retail buildings. The site is located at the northwest corner of 116th St and Guilford Road. The site is zoned B-2.  
Filed by Joe Calderon of Ice Miller for Equicor Development, Inc.
- 6i. Docket No. 04070034 Z: Traditions on the Monon PUD**  
The applicant seeks to rezone approximately 11 acres from R-1/Residence and B-2/Business Classifications to PUD/Planned Unit Development. The site is located northwest of 136th Street and Range Line Road.  
Filed by Jim Shinaver of Nelson & Frankenberger for Buckingham Properties, Inc.
- 7i. Docket No. 04080044 PV: West Carmel Center, Blk F, lot 1**  
The applicant seeks approval for a plat vacation for 1 lot of 13.032 acres±. The site is located southwest of Commerce Drive & Retail Parkway. The site is zoned B-3/Business within the US 421 Overlay.  
Filed by Mary Solada of Bingham McHale for Duke Construction, LP.
- 8i. Docket No. 04080052 PP: West Carmel Marketplace - Primary Plat**  
The applicant seeks to plat a commercial subdivision of 11 lots on 61.609 acres. The petitioner also seeks the following subdivision waivers:  
**Docket No. 04080053 SW: SCO 6.03.15, 2 - Street Layout and Design Standards**  
The site is located at 9901 Michigan Road. The site is zoned B2/Business and B3/Business, and is within the US 421 Overlay.  
Filed by Mary Solada of Bingham McHale LLP for Duke Construction, LP.
- 9i. Docket No. 04060026 Z: Carey's Addition, Lot 9 (pt)**  
The applicant seeks to Rezone this lot from R-3/Residence to B-1/Business within the Old Town Overlay - Character Sub-area. The site is located at 105 First Ave. NE.  
Filed by Carl & Jennifer Hartmann.

**J.     New Business:**

**1j.     Docket No. 04090045 ADLS: O'Malia Fireplace**

The applicant seeks approval of a building and parking lot expansion. The site is located at 220 S. Range Line Road. The site is zoned B-1/Business and is within the Old Town Sign Boundary Overlay.

Filed by Paul Reis of Drewry Simmons Vornehm, LLP for Helen J. O'Malia Trust.

**K.     Adjournment**